

Post 11.3.31.7.1-8

(b) (6) to City of Portland (PDC)  
12 8/1/1980 - Warranty Deed - Book 1487  
Page 820

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# 12-2-80

DEADHEAD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That (b) (6), hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by the CITY OF PORTLAND, acting by and through the PORTLAND DEVELOPMENT COMMISSION as the duly designated Urban Renewal Agency of the City of Portland, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah and State of Oregon, described as follows: to-wit:

A tract of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point in the Southerly right of way line of the Oregon-Washington Railroad & Navigation Company at its intersection with the Southerly extension of the centerline of North Tyler Avenue; thence Westerly along the Southerly right of way line of the Oregon-Washington Railroad & Navigation Company to an intersection with the Southerly extension of the centerline of N. Van Buren Avenue; thence South 26° 12' 05" West along the Southerly extension of the centerline of N. Van Buren Avenue to the harborline of the Willamette River; thence South 60° 31' East along said harborline, 260.80 feet to an intersection with the Southerly extension of the centerline of N. Tyler Avenue; thence North 26° 12' 05" East along said Southerly extension of the centerline of N. Tyler Avenue to the point of beginning.

TOGETHER WITH a non-exclusive roadway easement for ingress and egress; TOGETHER WITH an easement for spur track facilities being 30 feet in width over the following described tract of land:

The Northeasterly line of said easement being the Southwesterly line of the Oregon-Washington Railroad & Navigation Company right of way and the Southwesterly line of said easement being 30 feet Southwesterly of and parallel to the said Southwesterly line of the Oregon-Washington Railroad & Navigation Company right of way and said easement extending from the Northeasterly line of the above described tract of land to the Southerly extension of the Northeasterly line of N. Richmond Avenue.

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To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances with the exception of:

1. Rights of the public and of governmental bodies in that portion of the above-described property lying below the high water mark of the Willamette River.

2. An easement created by instrument, including the terms and provisions thereof,  
Recorded : December 19, 1901 Book: 286 Page: 249  
In Favor Of : Adjacent property owner  
For : Railroad slope  
Over : Affects Northeastly portion.

3. Spur track agreement, including terms and provisions thereof,  
Recorded : June 14, 1938 Book: 452 Page: 408

4. An easement created by instrument, including the terms and provisions thereof,  
Recorded : May 9, 1947 Book: 1170 Page: 325  
In Favor Of : The City of Portland, a municipal corporation  
For : Sewers  
Over : Exact location not disclosed.

5. The right title and interest of the State of Oregon in any portions of said property which may be situated below the ordinary low water line of the Willamette River.

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00).

In Witness Whereof, the Grantor has executed this instrument this 1st day of December, 1980.

(b) (6)

12-2-80

STATE OF OREGON  
County of Multnomah

ss.

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12/1 1980



Personally appeared the above named (b) (6) and  
acknowledged the foregoing instrument to be this voluntary act and deed.

Before me:

*Sharon K. Allen*  
Notary Public for Oregon  
My Commission expires: 12-15-82

Grantors:

(b) (6)

Portland, Oregon 97229

Grantee:

Portland Development Commission  
1500 S.W. First Avenue  
Portland, Oregon 97201

After recording return to and send all tax statements to:  
Portland Development Commission  
1500 S.W. First Avenue  
Portland, Oregon 97201  
Attn: D. Lyon

93653

STATE OF OREGON  
Multnomah County

I, Notary Public for Oregon,  
do hereby certify that the foregoing  
instrument is a true and correct copy  
of the original as filed for record  
in my office.

MULTNOMAH COUNTY, OREGON

DEC 2 1980-9 22 AM

Notary  
1487  
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Sharon K. Allen  
Notary Public for Oregon

My Commission Expires: 12-15-82

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